

MR01

Particulars of a charge

009037/20
Oyez

A fee is payable with this form.
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

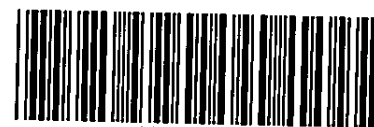
☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk
COMPANIES HOUSE

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge
delivered outside of the 21 days it will be rejected unless it is accompan-
ied by a court order extending the time for delivery

☒ You must enclose a certified copy of the instrument with this form This
scanned and placed on the public record

SATURDAY



A27 *A3BHRIQ2* 05/07/2014 #114

COMPANIES HOUSE
For official use

1 Company details

Company number 08929898

Company name in full JAMIA PROPERTIES LIMITED

Filing in this form
Please complete in typescript or in
bold black capitals
All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 04/07/2014

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name JONATHAN COLES

Name VICTORIA COLES

Name FREDERICK OWEN TRICKETT

Name MARION ELIZABETH TRICKETT

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

Please use a continuation page if you need to enter more details

Description

The Coach and Horses
Llangynidr
Crickhowell
Powys
NP8 1LS

5

Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

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8

Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

¹ This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X *J. Cohen* X

This form must be signed by a person with an interest in the charge

MR01

Particulars of a charge

Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name

Company name

Patchell Davies

Address

183 High Street

Blackwood

Post town

County/Region

Postcode

N

P

1

2

1

Z

F

Country

DX

DX 55452 BLACKWOOD 1

Telephone

01495 227128

Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy

Important information

Please note that all information on this form will appear on the public record.

How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'.

Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1

Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8929898

Charge code: 0892 9898 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th July 2014 and created by JAMIA PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th July 2014.

Given at Companies House, Cardiff on 15th July 2014



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Dr

DATED

4th July

2014

BETWEEN:

JAMIA PROPERTIES LIMITED
(1)

AND

JONATHAN COLES VICTORIA COLES
FREDERICK OWEN TRICKETT AND MARION ELIZABETH TRICKETT
(2)

MORTGAGE DEED

Relating to

The Coach and Horses Llangynidr Crickhowell
In the County of Powys NP8 1LS

We hereby certify this to be a true copy of the
original examined at our offices this 4th
day of July 2014

Signed Patchell Davies
Patchell Davies Solicitors
183 High Street Blackwood NP12 1ZF
DX 55452 BLACKWOOD 1

Messrs Patchell Davies Solicitors
Solicitors
183 High Street Blackwood NP2 1ZF

501289/163798/13/HP/AJ

H.M.LAND REGISTRY

County Powys
Title Number WA547266
Property The Coach and Horses Llangynidr Crickhowell Powys
NP8 1LS

THIS LEGAL CHARGE is made the ~~14~~ day of July Two Thousand and Fourteen
BETWEEN JAMIA PROPERTIES LIMITED whose registered office is situate at Peter D
Lewis 4 Bonvilston Road Pontypridd Rhondda Cynon Taff CF37 4RD (hereinafter called "the
Mortgagor") which expression where the context admits includes the persons deriving title
under him of the one part and **JONATHAN COLES** and **VICTORIA COLES** both of Tyle
Barn Duffryn Crawnnon Road Llangynidr Crickhowell Powys NP8 1NU and **FREDERICK
OWEN TRICKETT** and **MARION ELIZABETH TRICKETT** both of Glan Teifi Quarry
Road Merthyr Tydfil CF47 8PS (hereinafter called "the Mortgagee") which expression where
the context admits includes the persons deriving title under him of the other part

W H E R E A S

1 The Mortgagor is seised of the property hereinafter described for an estate in fee
simple in possession subject as hereinafter mentioned but otherwise free from incumbrances

2 The Mortgagee has agreed to lend to the Mortgagor the sum of Two Hundred and
Forty Five Thousand Pounds (£245,000.00) upon having the repayment thereof with interest
thereon at the rate hereinafter mentioned secured in manner hereinafter appearing

NOW in pursuance of the said agreement and in consideration of the sum of Two Hundred
and Forty Five Thousand Pounds (£245,000 00) now paid to the Mortgagor by the Mortgagee
(the receipt whereof the Mortgagor hereby acknowledges)

THIS DEED WITNESSETH as follows -

(1) The Mortgagor hereby covenant with the Mortgagee in manner following:-

[Handwritten signature]

- (a) To pay to the Mortgagee on the 31st day of December next (hereinafter called "the Legal Date of Redemption") the sum of Two Hundred and Forty Five Thousand Pounds (£245,000 00) with interest thereon (if and when demanded only) in the meantime at an annual rate equivalent to base bank lending rate of HSBC Bank Plc for the time being in force plus Four Percent (4%) and if and so long as the said sum or any part thereof shall remain unpaid after that day to pay to the Mortgagee interest on so much as remains unpaid at the rate aforesaid by equal quarterly payments on the usual quarter days
- (b) That the Mortgagor will so long as any money remains owing upon the security of this Deed keep all the houses and buildings now existing or hereafter to be erected on the property hereby charged in complete repair and insured against loss or damage by fire to the full value thereof with some responsible insurers to be approved by the Mortgagee and in the joint names of the Mortgagor and the Mortgagee And will duly and punctually pay all premiums and other money necessary for maintaining such insurance and will produce to the Mortgagee the policy or policies of such insurance and the receipt for every such payment at any time on demand and that if default shall be made by the Mortgagor in keeping the said houses and buildings so repaired or insured the Mortgagee may enter and put the same into repair or may insure and keep insured the same as the case may require and the Mortgagor will on demand repay to the Mortgagee all money which the Mortgagee shall have expended for such repair or insurance with interest thereon at the rate aforesaid from the time of the same respectively having been so expended and until repayment the money shall be included in the charge hereinafter contained
- (c) That for the purposes of this Charge subsections (3) and (4) of Section 108 of the Law of Property Act 1925 shall apply to any independent insurance of the property hereby

charged or any part thereof which may from time to time be effected by the Mortgagor as if the Mortgagor was liable hereunder for the maintenance thereof and the Mortgagor shall hold any insurance money received thereunder in trust for the Mortgagee subject to any right of redemption subsisting hereunder

(d) That the Mortgagor will not without the consent in writing of the Mortgagee carry out any operation or institute or continue any use of the property hereby charged for which permission is required under the enactments from time to time in force relating to Town and Country Planning

(2) The Mortgagor with full title guarantee hereby charges by way of legal mortgage ALL the property described in the Schedule hereto with the payment to the Mortgagee of the principal money interest and other money hereby covenanted to be paid by the Mortgagor

(3) For the purposes of this Charge the legal right of redemption ceases on the Legal Date of Redemption and in favour of a purchaser the statutory power of sale is exercisable from and after that date

(4) The Statutory powers conferred on a mortgagee in possession of leasing agreeing to lease and accepting surrenders of leases shall not apply to this Charge and the Mortgagor will not otherwise without the written consent of the Mortgagee grant or agree to grant any lease or tenancy of the property hereby charged or any part thereof

(5) It is hereby agreed and declared that in this deed where the context so admits words importing the masculine include the feminine and vice versa and the singular the plural and vice versa and as and where appropriate covenants shall be deemed to have been given jointly and severally

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first above written

THE SCHEDULE

Particulars of Property

ALL THAT piece or parcel of land together with the messuage, public house and premises erected thereon or on some part or parts thereof situate at and known as The Coach and Horses Llangynidr Crickhowell in the County of Powys NP8 1LS

Signed as a deed by the said

JAMIA PROPERTIES LIMITED

Acting by its duly Authorised Officers



JONATHAN COLES – Director



VICTORIA COLES – Director